REAL ESTATE—OUT OF CITY.

REAL ESTATE NEWS

## **OLD 23D ST. HOTEL** IN \$5,000,000 LEASE

Bartholdi Bldg. Rented for 73 Years by Cigar Stores Co.; Other Leases.

The old Bartholdi Hotel building at the southeast corner of Broadway and Twen -third street with an "L" fronting on Twenty-second street has been leased to the Schulte Cigar Stores Comcany by Mrs. Susan W. Grande d'Hautevine for a period including renewals covering seventy-three years. The aggregate net rental will be in excess of \$5,000,000. The building fronts 102 feet on Broadway and 143 feet on Garden City 22 feet on Twenty-second street.

The structure was converted several years ago into an office building. The upper floors are occupied by the American Art Galleries and the ground floor by Dorlin's restaurant. The Schulte company has occupied the corner store for some time. Montgomery, Peabody can Art Galleries and the ground floor by Dorlin's restaurant. The Schulte company has occupied the corner store for some time. Montgomery, Peabody and Grace represented the owner as attorneys and Jerome Eisner the lesses. neys and Jerome Eisner the lessee. Tannenbaum & Strauss & Co. were brokers.

Miscellaneous Renting Deals.

A. A. Hageman leased third floor in the minute average to Lonis Desterano and Irving Rubin, and floor, in 55 West Thirtieth street to Max Hur. Sol. Stern leased to Beaumont Velvet Scenery Corporation westerly store in 223-225 West Forty-sixth street; also in the same building second floor to Ed-ward B. Marks Music Company, Mr. Stern also leased to Edward B. Marks Music Company basement in the south-west corner Eighth avenue and Forty-

Ewing, Bacon & Henry leased second oor in 377 Fourth avenue to Fleitmann

ALLENHURST, N. J.

Charming country home; limited number guests. Open all year. Ocean view. Week, mue to the Burt's Anty-Shyne Mfg.

Company.

THE CEDARS

ALLENHURST, N. J.

Charming country home; limited number guests. Open all year. Ocean view. Week, appointment, Culsine, service unexcelled. Tel. 2001. J. M. KETCHAM.

Maurice Wertheim subleased store in 698 Third avenue to Louis H. Goldberg.

698 Third avenue to Louis H. Goldberg. haberdasher.
K. Van Winkle rented the west half of the store in 152 West Seventy-second street to the New York Telephone Company; and store in 2126 Broadway, to H. Blumenthal & Co.
Wm. A. White & Sons leased in 43 Exchange place offices to Greene & Hurd and the National Shipping Corporation.

In the Dwelling Market.

Wood, Dolson Company, Inc., through A. J. Rooney, sold for Grenville F. Waterbury the five story, 20 foot dwelling at 84 Riverside drive, between Eightieth and Eighty-first streets.

Duff & Brown Company sold for A. C. Hoffman a four story dwelling, 21x100, at 453 West 144th street.

Apartment and Flat Trading. Alfred Olenick sold two five story uses, each 25x75, at 70 and 72 Eas

houses, each 30x10, at 10 and 12 Each 136th street, to S. S. Raush for the F. Kurzman estate. Ferdinand Oppenheimer was associate broker.

The New Sanditzer and Dembitzer Congregation Rubin Bnai Aaron bought from Jennie Prince the five story tenement with stores, 25x100, at 81 Sheriff street.

Brown, Wheelook Company sold the tenement at 382 East Third street for Col. Merritt H. Smith, and the tenement at 222 Avenue A for Henry Allen. The

Douglas Mathewson sold to Frank Dobson a five story building, 40x160.5, at 319 East Fifty-third street.

Lawrence Cranfurd sold to Cora L. Magnus a five story store building, 21.6x 38.9, at 45 West Thirty-ninth street.

The Bond and Mortgage Guarantee Company sold to the Academy Improvement Company the lot 25x160, on the west side of Academy street, seventy-five feet south of Vermilyea avonue.

Richard A. Wiesner sold to Frederica

Richard A. Wiesner sold to Frederica
E. Remalcy a five story tenement, 25x
100.11, at 218 East 117th street.

Louis and Bessie Appel sold to Louis
Darginsky a four story tenement with
stores, 25x98.9, at 356 West Thirty-

Mary R. Goelet sold to Richard A. Rutherford a three story tenement, 19x50, at 225 Mercer street.

The Foody Company sold to Ruth Scheuer a five story flat, 34x100.11, at

234 West 122d street.
Mary G. DuC. Heald sold to Jennie
Coghlan a three story dwelling, 15.8x Mary G. Dic. Head soid to Jehms.
Coghlan a three story dwelling, 15.8x
74.11, at 659 West 183d street.
Frederica E. Remalcy soid to Richard
A. Wiesner a four story dwelling.
15.10x100, at 58 Edgecombe avenue.
Lydia B. Kirkbride sold to Rose V.

Lydia B. Kirkbride sold to Rose V.
Brand a three story dwelling, 17x102.2.
at 123 East Seventy-fourth street.
Belle B. Bates to Martin Fales a
three story dwelling, 18.3x100.11, at 58
East 123d street.
Henrietta Levy sold to Martin L.
Wright a three story dwelling, 17x99.11,
at 112 West 136th street.

Loan for Kew Gardens Apartment

Lawrence, Blake & Jewell have placed for the Kew Courts Apartments, Inc., a building and permanent loan of \$115,000, on the north side of Metropolitan avenue, 255 feet west of Brovoort street, Kew Gardens, for the erection of a four story apartment house, 269x125, to contain twenty-four apartments, with suites of four, five and six rooms.

Two dentists of Manhattan have pur chased apartments at Jackson Heights as follows: Dr. William St. G. Elliot in 125 Twenty-second street and Dr. Charles Steffens in 143 Twenty-second street. Mrs. Daniel Mahoney of Manhattan has purchased an apartment in 143 Twenty-second street; Mss. A. Jones has purchased in 125 Twenty-second street and E. A. Werner, secretary and treas-urer of the United Profit Sharing Com-pany, in 126 Twenty-first street.

MARKET NEWS IN BRIEF.

INSTRUCTION, COLLEGES, &C. WHY HESITATE TO ENROLL

School for Boys 311 West Eighty-third St. "From Primary to College" LOUIS D. RAY, Ph. D., Hendmasse

In the sale of Beacon Rock, the Newport villa, for Edwin D. Morgan to Mr. and Mrs. Marion Eppley. The report of the sale was published yesterday in The

PESORTS

Long Island.

1 A PER WEEK For 2 PERSONS 4 Cutaide Room with Runula; water ROOM WITH PRIVATE BATH, \$17.50 WEEK FOR 2 THE HOTEL SHELBURNE

BRIGHTON BEACH, N. Y. 65 minutes from New York.
Giass enclosed Sun Parior
everlooking the Geean;
Spacious Verandas; Dancing,
Reduced Restaurant Prices.
TRANSIENT 53 PER DAY FOR
RATE TWO PERSONS

Garden City, Long Island

Westchester.

HOTEL CRAMATAN

eighth street at an aggregate rental of approximately \$150,000.

Richard L. Lee leased in 1595 Broadway, Room 408 to Albert Von Tilzer, music publisher.

ASBURY PARK, N. J.

Rate in Keeping with the Season.

STRANL

On the Banch Front
PRE WAR RATES
American Plan Entirely. Almays Open
Single 5 Running Weter - \$36 per week
Room 5 Private Bath - \$42 to \$42 \*\*\*
Deable 6 Running Weter - \$56 \*\*
Bosom { Private Bath - \$42 to \$44 \*\*\*
Deable Running Weter - \$56 \*\*
Deable Room, Frivate Bath
Opena corner, \$56 per week
Openaching Management Private Bath

& Notel Dennis

Directly on the Ocean Front An American Plan Hotel of Distinction GARAGE Walter J. Burby

**MeWILTSHIRE** irginia av., 3d hotel from Beach. Private athe; running water; elevator; reduced fall rates.

HOTEL CONTINENTAL Always open, always ready; terms moderate, Write or phone. M. WALSH DUNCAN,

Lakewood, N. J.

LAUREL HOUSE LAUREL-in-the-PINES LAKEWOOD N.J.

Resort Hotels of Unique Prestige.
Golf of Marked Supremacy.

Rancing, Riding, Termis, Gunning.

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LA VASSAR HOUSE, LAKEWOOD, N. J. Cor. Madison Ave. at Seventh. WINKLER'S HOTEL, Now open, Lakewood N. J. Summer, Edgemere, L. I. Dietary Laws Observed. Tel. 261.

KENILWORTH LODGE.
ON LAKE JACKSON, SEBRING, FLA.
FLORIDAS MOST EXCEPTIONAL HOTEL.
RIVIGORATING CLIMATE, UNEXCELLED GOLF.
HUGH JAY FLYNN, MANAGER.
BOOKING OFFICE. TOWN & COUNTRY.
8 WEST 40° ST.N.Y. TELVANDERBILT 2290.

Hotel McAllister Biscay un

MIAMI, FLA. OPEN DEC. 1 TO MAY 1. SPECIAL RATES FOR ENTIRE SEASON ST. PETERSBURG

DIRECTLY ON OCEAN SE/. BREEZE FLORIDA NEW YORK OFFICE, 1160 REGALWAY THE BELLEVIEW AND COTTAGES

South Carolina.

HE Kirkwood SOUTH CAROLINA

OPENS IN DEC.

18-bele Golf, Riding, Climate
T. EDMUND KRUMBHOLZ.

The Ideal Winter Resort PRINCESS HOTEL BERMUDA

ITALIAN STATE TOURIST DEPT.

REAL ESTATE AT AUCTION.

REAL ESTATE AT AUCTION.

ARTHUR C. SHERIDAN, Auct'r ABSOLUTE AUCTION

SATURDAY, DEC. 3RD,

at 3 P. M., in large entrance hall of the mansion house "DOWNSBURY"

former country estate of the late COL. EDWARD M. KNOX, founder of the hat firm of KNOX & CO.

AT RIDGEFIELD, CONN.,

THE SHOW PLACE OF THE ENTIRE SECTION Large furnished modern residence, all necessary outbuildings, including stab-ling for 36 horses, together with 300 ACRES beautifully laid out and a PRIVATE RAILROAD SIDING AND STATION (local and express stops, branch line of New York, New Haven and Hartford Railroad) on the prop-erty, will be sold at

70% MAY REMAIN ON MORTGAGE

ILLUSTRATED BOOKLETS FROM AUCTIONEER, 152 BWAY, N. Y., OR

WILLIAM J. ROOME & CO., Inc.

Agents 127 Madison Ave., New York

OSEPH P. DAY, Reas Estate Auctioneer, 67 Liberty St., N. Y. Phone Cort. 744. ARTHUR C. SHERIDAN, Real Est. Auction' 152 Broadway. Cort. 1328.

JERE JOHNSON, JR., CO., Auctioneers, 193 Montague St., Brooklyn, N. Y.

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

\$100,000

MORTGAGE LOANS SLAWSON&HOBBS

CITY REAL ESTATE.

PRIVATE HOUSE

Between Madison and Park Avenues, Medium sized American basement dwelling. Four master's rooms, 5 servants' rooms, 4 bathrooms. Exception. ally desirable block; will consider \$55,000 for quick

Seen by appointment.

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Commercial Property

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840 Brogdway New York

CROSS&BROWN

Real Estate in all its branches.

18 EAST 41ST ST. 407 BROADWAY.

175 FIFTH AVE. B'WAY & 57 St., Fisk Bidg.

BUSINESS HESS PROPERTY M. MORGENTHAU, JE., CO. REAL ESTATE, MORTGAGES, INSURANCE. 206 BROADWAY. CORTLANDT 3098.

J. E. WHITAKER Tel. "Plaza 1053." 57 West 57th St,

George B. Corsa, Real Estate Sale or Least 10 East Forty-third Street. New York. DOUGLAS L. ELLIMAN & CO. 15 East 49th St. Plaza 2200 Borough of Brooklyn-Sale or Rent.

One family brick with garage; up to date; only three left; will sell to close out for 10,500; cash \$2,500; tax exempt; one block for subway, on 87th st., near 4th ay, r. P. FLANAGAN, 339 87th st.

A. J Waldron, Homes & investment proper ty, 1153 Bedford av. Bklyn



REAL ESTATE—OUT OF CITY. Long Island-Sale or Rent.

NORTH SHORE Best Fronerties for Sale and Leass-WHEATLEY HILLS REAL ESTATE CORPORATION. 95 Liberty St., N. Y. Cort. 4657.

ASK MR. HALLERAN, FLUSHING, L. I.

Westchester-Sale or Rent.

Robert E. Farley Organization
Suburban Property Specialists.
Murray Hill 7720,

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REAL ESTATE-OUT OF CITY

In the Hills Back of Rve

Quaint vine-clad cottage in the solid English country style with 2 picturesque acres abounding in splendid trees and fine views. Convenient yet secluded location. Excellent opportunity for enlarging or remodeling. Present house contains 4 master bedrooms, 2 baths and servants' quarters. There are also a separate playhouse or workshop, and a large fire-proof garage and barn combined. A remarkable bargain at \$20,000.

Kenneth Ives & Co. 17 East 42nd St. Murray Hill 6037.

Burke Stone Stolle, Larchmon CHAUNCEY B. GRIFFEN & CO., Westchester's Leading Realty Experts, 13 East 41st St. Harray Hill 9326

CHOICE NEW HOUSELLD HOMES.
RENNICKS REALTY CO.,
Successors to ALLAGOUGH & SON,
26 North Av., New Rochelle, N. Y.,
Tels. 997, 998 and 999.

COUNTRY ESTATES AND HOMES. Sale or Rent.

KENNETH IVES & CO...
17 East 42d St. Murray Hill 6037. Itshe Marvin Westchester County Properties. 527 Fifth Ave.

Connecticut-sale or Rent. REAL E. B. LOCKWOOD ESTATE Tel. 216 Sound Beach.

A. M. BOLES Sound Beach, Ct. Tel. 546 GREENWICH 500 WE. 5NDAY Prince Ripley COUNTRY HOMES

New Jersey-Sale or Rent. SMOCK AGENCY FARMS HOTELS
COUTAGES
-HOMES
-HOMES
-HOMES
-HOMES REAL ESTATE + INSURANCE

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Stoeckel Realty Corp. 52 Monticello Av., REAL ESTATE WANTED.

LEBERTAN CORP., 174 BROADWAY, BUYS BARGAINS IN REAL ESTATE. BUILDINGS, STORES, LOFTS.

FARM PROPERTY. New Jersey.

FREE FARM CATALOG state, many in commuting zone, others close to seashore, many dairy and grain farms in the richest farming sections of the State Prices from \$000 up; call or write for fre-copy. NEW JERSEY FARM AGENCY 134LL Nassau at, New York city.

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**MANUFACTURERS** ATTENTION!

Modern manufacturing buildings available in Long Island City, New York, Brooklyn and New Jersey, suitable for any manufacturing purpose. These properties can be had on very attractive terms and full particulars will be sent to you upon request.



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ROMAN CALLMAN COMPANY. -LONG INLAND CITY.

FACTORIES NEW JERSEY.
J. L. RISLAK, Hoboken, N. J. Trembly Co., Inc. Industrial Waterfronts.

BUSINESS PLACES TO LET. From Battery to 14th St., Inclusive. **57 5TH AVENUE** 

acturing. Apply WM. MAAS, 115 University

tem, heat, watchman service, elevator, etc. P. B. ALLEN, Manager, 607 West 43, 9:

Above 14th St. to 59th St. (Inclus East River to North River.

BUSINESS PLACES TO LET.

REAL ESTATE—OUT OF CITY.

Sq. Ft

BUSINESS PLACES TO LET.

Above 14th St. to 59th St. (Inclusive), East River to North River.

Facing Madison Square Park 15-19 E. 26th St. 10-14 E. 27th St. In 20-Story Loft and Office Building

One Entire Floor About 16,800 Sq. Ft. IMMEDIATE POSSESSION

BEAUTIFUL PRIVATE HOME FOR QUICK SALE BELOW COST.

Mining interests have taken the original owner to New Mexico permanently. To close sale of this imposing Colonial home within the next two weeks will accept \$6,000 cash from desirable purchaser and leave balance of \$19,000 on mortgage. A two-car garage, now under construction, is included. In a beautiful, refined, highly restricted suburb. House contains 13 big, lavishly decorated rooms, 3 fully tiled bathrooms, washroom and servants' tollet, fitted with built-in tubs and the best fixtures money can buy, and is located on a plot of \$1 of an acre, with fine shade trees and enormous velvet lawns planted with many flowers and shrubs. A boating country club and golf club are near by and available to any one who purchases this property; splendid land and water views spread out for miles; elevation nearly 1,000 feet; all city improvements, with the advantages of the country here; just a convenient distance from Broadway. Commuting within the hour; express station \$2 min. walk distant. Cannot be duplicated for \$45,000 at present cost of building, and it is only four years old and in perfect condition and repair. For pictures and details write Private Apartment 35, 645 Madison Ave., New York City. Please do not call.

9th & 10th Floors Comprising 33,600 Sq. Ft. POSSESSION FEBRUARY 1, 1922 suitable for Executive Offices, Show

Modern Building, 100% Sprinkler, Excellent Light

LOFTS FOR RENT 377 Fifth Ave., at 35th St. 

388-390 Sixth Avenue 403 Sixth Avenue 3rd Floor, 700 Sq. Ft. net. 4th Floor, 700 Sq. Ft. net. 109 West 42nd Street 4th Floor, 500 Sq. Ft., 5th Floor, 585 Sq. Ft., 3rd Floor, 585 Sq. Ft.,

WILLARD S. BURROWS CO. 108-110 West 34 St. Tel. Fitzroy 5450-1-3 No. 14 WEST 40th ST.

STORE AND 5 LOFTS FRED'K FOX & CO., INC.

122 FIFTH AVENUE LOFTS FOR RENT

rum, 170 B'dway. Cortlandt 720? Above 59th St .- 5th Av. to East River.

411-413 E. 107th St. Loft, 50x100; steam heat, elevator, good ight, with or without power; immediate ossession. Apply premises or WM. MAAS, 15 University Place. Stuyvesant 3259. 124th Street—1st Ave.

Miscellaneous, LOFTS-STORES-BLDGS.

s, 100x100 and 50x100; steam hea or, 100% sprinkler; lowest insuranc WM. MAAS, 115 University Plac

Daylight, All sizes. Low rents. C. G. KELLER, 100 W. 23d St. RULAND & BENJAMIN, REAL ESTATE. 14 East 48 street. Vanderbilt 9363.

APARTMENTS-FURNISHED. WHY PAY HIGH RENTS? The Hotel Gregorian 35th St., West, Near 5th Ave. A superior hotel, famous for home comfort and excellence of cuisine, offers

Apartments at \$100 monthly, ments, front parler, bedroom and bath, \$100 monthly, INSPECTION INVITED.

APARTMENTS-UNFURNISHED.

Above 14th St. to 50th St. (Inclusive East River to North River. 24 WEST 59TH ST. Central Park South

Running through to 21 **WEST 58TH ST.** Adjoining Plaza Hotel
Two destors' offices
Apariments 2 baths, some with
kitchens . \$1300 to \$6000
5 rooms and baths 2 rooms and bath

EASE & ELLIMAN 340 Madison Avenue, NY.-Tel Murray Hill 6200

55 West 55th St. Andern 9-Story Apartment Hous Housekeeping Apartments
4 Rooms & Bath Apply on premises or A. BERWIN & CO., 163 PARK AV

120 East 31st St. 3 Rooms 8 Rooms Bath BROWN, WHEELOCK CO., INC.,

Above 59th St .- 5th Av. to North River, AN EXCEPTIONAL

APARTMENTS — UNFURNISHED. TWO LOTS, VAN ALST AVENUE, ASTORIA, L. I. J. MARTEL, 104 W. 102D

NEW 5 STORY BLD'G. 610 to 618 W. 163d St. Just West of Broadway.

Large Sunny Rooms. One and Two Baths. LARGE GARDEN COURT

3, 4, 5 and 6

Ready for Occupancy Dec. 1. Agent on Premises, or PATERNO BROS.. 601 West 115th St.

Fordham Heights

JUST COMPLETED Creston Ave. 183rd St. IDEAL APARTMENTS

3-4 ROOMS Every Modern Improvement. 3 min, walk to Lexington Av. Sub., 6th and 9th Av. "A" Express Station at 183d St. or Fordham Road. Reasonable Rent. Agent on Premises. Telephone Fordham 2701.

Ready For Occupancy 3-4-5 Rooms

Perfect in every detail. ST. JAMES PARK

and 9th Av. "L."

25 East 193rd St. 1995 CRESTON AVE. CORNER 138TH ST., one block west of Concourse High Class Apartments

5-6 Rooms. Every Improven HARRY T. F. JOHNSON 2312-2316 Loring Place
Between Fordham Road and 183d 8
4 to 7 Rooms, 2 Baths,
Reasonable Rents.
Apply Agent on Premises.

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AAVE application for first, second mort-gage, building loans; could you handle one? S. L. ARONDS CO., 479 Tremont av. second mortgages or building loans. S. L. ARONDS CO., 470 Tremont av. CITY REAL ESTATE.

SAMUEL, KRONSKY, INC., Real Estate, Marbridge Bullding, Broadway and 34th at. Fel. 772 Fitney. Above 18th St. to 59th St. (Inclusive), East River to North Elver.

BARGAINS IN Reat Estate, RYAN & CO., 142 West 125th

AMER. REALTY CO., 190 Broadway, buys choice Manhattan and Bronx properties.

BARGAIN-Stores, tenement, rent \$4,000, price \$26,000, mortgage \$17,850, to close estate, WM. P. JONES & SON, 1358 B'way. THREE story, 51st st., near 8th, 20 tex100.5 suitable business. OATMAN, 1556 Broad Above 50th St .- oth Av. to North Liver.

Above 50th St.—5th Av. to North Diver.

DISHRABLE INVESTMENTS.
Vicinity of Riverside Drive and 118th st.—Elevator apartment house; runs \$38,000; price \$205,000; desirable terms.
Vicinity of Broadway and 157th st.—Large opartment house (no elevator), four and five rooms; rents \$27,000; price \$120,000; desirable terms.
Vicinity of Broadway and 181st st.—Apartment house, 20 rooms on a floor, four and five rooms; very low rents, \$9,200; alpould be \$11,000; only about \$7 per room? price \$15,000; desirable terms.

H. T. WOOD, 220 EROADWAY.
FIVE story single apartment upper West Side, facing park, price \$22,000; easy terms. A 502 Herald, 280 Bway.
VACANT dwelling; 41 W. 97th st.; 4 stories; cheap, SHARUM, 170 Broadway.

Berough of Manhattan—Miscellancous.

REAL ESTATE—OUT OF CITY.

COMMUTERS' ideal home, double boarded, 6 large rooms, large bathrooms, heat, electricity, gas, hot and cold running water, gas cooking range; all modern conveniences; gareen plot; 50x150; near station, school, siores; most healthful Long Island section; price \$4,650; cash \$1,500; balance \$25 monthly. Write H., 852 Columbus av. Write H., 852 Columbus av.

FOR SALE-Spacious modern dwelling, corner plot, shaded grounds: broad planeas, fireplaces, six master bedrooms; clean, safe bathing beach, North Shore Long island Sound; two hours from New York; price \$15,000. Telephone Shoreham 30, or address E 1001 Herafd, Fulton st.

GREAT NECK RENTAL.

3th acres at Great Neck, L. I.; wonderful view of out Bland Sound; large living room and miner orom, kitchen, pantry and sun room, two open porches, 5 bedrooms and 2 baths; 2 cas was a man stable; \$150 per month. FINLLY areas and stable; \$150 per month. FINLLY areas and stable; \$150 per month. FINLLY Blance and stable; \$150 per month. FINL

CITY REAL ESTATE.

.345 Sr., 566 Paut.—Excellent iccentor: perate dwelling: nine rooms, bath, two tollets: pos-saskor: 47.50; casy terms; open for inspection 10 to 5.

ST. ALBANS, modern residence and garage ten rooms, two baths; sell reasonable Mrs. H. Hatch, 239 West 72d.

Long Island-Sale or Rent.

Westchester-Sale or Rent.

A beautiful furnished house, 10 large rooms; senson's coal; location and view charming; near markets and churches; South Youkers; December to April, 3150, COY, 600 Wes; 127th st. (40 Temann place). Tel. Morn-

MOUNT VERNON,
225 Franklin av.
Morsemere, Harriet and Roff, Ridgewood,
Faramus Road, \$75 monthly on interest and principal, \$7,500, 3 years, 65,
ACKERBAN, 187 Greenwich. NEW ROCHELLE—FOR RENT, unfurnished and furnished homes, \$150 per month and upward. O'CONNOR REAL ESTATE AGENCY. 249 Huguenot st. Tel, 594 New Rochelle

249 Huguenot st. Tel, 594 New Rochelle.

OWNER LEAVING CITY.
Will sell attractive home, \$11,600: five bedrooms, tile bath, steam, electricity, hardwood dloors; 40 foot plot: convenient location: terms arranged; immediate possession, McCLELLAN & CO, INC. Mt. Vernon, N. Y. OWNER will sacrifice several North White Plains well located building lots to close out holdings; builders' opportunity, JOS. LAMBDEN & SON, INC. 66 Lawton st. Phone 362 New Rochelle, N. Y. OWNERS CONSTRUCTION CORPORATION builds homes, \$1,500 up; assist in financing, 25 W. 45d. Phone Murray Hill 6789.

ACRE, BEAUTIFULLY LANDSCAPED RESIDENTIAL PARK, within 30 minutes of Grand Central Station; 9 rooms and 3 baths, all modern improvements, including all modern improvements, including hardwood and parquet floors; GARAGE

Full particulars from SLAWSON & HOBBS, 162 West 72d s 8 ROOMS, Colonial house; bargain, \$18,500 SULLIVAN, 20 North av., New Rochelle.

BELL & PIERSON, Real Estate. New Jersey-Sale or Rent. FREE list of houses for sale and rent. Write VAN WINKLE, Rutherford, N. J. GRANTWOOD on Palisades, 68 Washington av.; convenient 42d and Fort Lee ferries; new, sir rooms, sun parlor and batch hard wood finish, parquet floors, steam team, &c.; bargain; casy terms; seen at any time. ROBERTS, 1170 Broadway. Phone 4395 Madison square.

LIVE to be 100. Buy "Mountain Farm."
furnished; elevation 1,000 feet; magnificent
the modern stone house, large log cabin,
the modern stone house, large log cabin,
the modern stone house, large log cabin,
but modern stone house, log Cabin,
the modern stone house, large log cabin,
the modern st

MODERN 7 rooms and bath, lor 100x175, variety of fruit: I hour out, 7 minutes walk from station, 5 minutes waik from school; price 38,000, terms. A. G. NELSON, 67 W. 54th st., New York, Pitarcy 6450.

sandy soil, under good cultivation; 9 room house, all necessary outbuildings, barn, all in good repair; running stream; 35 miles out, Penn R. R.; price \$12,000. A. G. NEL-SON, 47 W. 24th st., New York city. Fitz-roy \$450.

REAL ESTATE WANTED. best locations only; also private dwellings. A. KANE CO., 2239 8th av. IN the market for modern home within hour New York, Particulars direct from owner. R. W., box 328 Herald, Herald sq. INVESTMENTS, Washington Heights, Bronz, sell or exchange, PEASE-ELLI-MAN, 340 Madison av. ONE or two family house, \$1,500 cash principals only. A. TRUBE, 911 Freeman WILL purchase 2 family house, all improvements. A. RAUSCHKOLB, 504 W.

WILL purchase high class apartment hour if price and terms are satisfactory. A. G box 289 Herald, Herald sq.

WE have buyers for investment property an private dwellings. PORTER & CO., 159 W 125th st.

FARM PROPERTY. New Jersey. FARM, 106 ACRES GOOD LAND, \$1,506, room house, bath; on State road 45 miles from main line station; rich agriculturalistrict. Owner, 3 F, 644 Riverside Drive.

FARMS for sale; catalogue free, STROUT FARM AGENCY, box F., 150 Nassau st. FACTORIES FOR SALE OR RENT. PACTORY, three story, basement. 8 Ganse-voort st. Inquire W. G. JOHNSON, 261

BUSINESS PLACES TO LET.

LOFT TO LEASE.

The East 19th st., near Broadway-Second floor, 44x96; 2 elevators; high ceilings; fire-proof building. Owner, WILLIAM RIL-PATRICK, 140 Broadway. LOFT, 228 Cherry at., \$40 month 1,200 feet. SHARUM, 170 B'way STORE, BASEMENT AND FIRST LOFT, Pireproof building, 10th st., near Broadway; 2 elevators; all improvements; possession in part now and Feb. 1. Owner, WILLIAM D. KILPATRICK, 148 Broadway.

From Battery to 14th St., Inclusive.

Above 18th St. to 89th St. (Inclusive). East River to North River. ARAGE, rent 20,000 feet. G. MONTAGET MARIE, 33 W. 42d. Murray Hill 0752. OFT, third floor, steam heat, very light suitable for office space and drafting room 22 E. 41st st. BUSINESS PLACES TO LET.

DAVIJOHT LOFTS.

light four sides, large freight clevator, elecricity steam heat; 2,000 to 25,000 rquare
cet; immediate possession. Engineer, 207,
200 East 49th st. Academy 2754. Owner. story new law apartment house, three 4, one 3 on a floor, rents \$9,660, price \$42,600, sh \$7,900. COUGHLAN & CO., INC., 200 corner 176th and Walton: 50x100 816,000. FORSTER, 724 8th av. family frame house, detached; ne: improvements, 644 East 235th

LOFT, 2,800 square feet; light, all improve freuls; immediate possession; lease. Apply fore, 116 Walker at. office. Accommodations in architect's office. Room 809, Knickerbooker Bide.

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